



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: November 9, 2022

SUBJECT: Proposed Changes to Province of Ontario Legislation
Bill 23 - More Homes Built Faster Act, 2022,
Impact on Markham's Heritage Planning Program

Issue: Bill 23 - More Homes Built Faster Act, 2022
Impact on Markham's Heritage Planning Program

Background:

- The Ontario Government has announced sweeping changes to multiple pieces of legislation as a response to Ontario's housing supply issue. According to the Provincial government:
 - Ontario's housing supply crisis is a problem which has been decades in the making. It will take both short-term strategies and long-term commitment from all levels of government, the private sector, and not-for-profits to drive change. Each entity will have to do their part to be part of the solution to this crisis.
 - Ontario needs more housing, and we need it now. That's why the Ontario government is taking bold and transformative action to get 1.5 million homes built over the next 10 years.
 - To support Ontario's **More Homes Built Faster: Ontario's Housing Supply Action Plan: 2022-2023**, the government introduced the **More Homes Built Faster Act, 2022**, which, if passed, would ensure that cities, towns, and rural communities grow with a mix of ownership and rental housing types that meet the needs of all Ontarians.
 - As part of More Homes Built Faster: Ontario's Housing Supply Action Plan: 2022-2023, the government has introduced **Bill 23**
- Specifically related to the amendments to the *Ontario Heritage Act*, the government has indicated that "the goal of the proposed changes is to renew and update heritage policies, some of which haven't been reviewed in over a decade, to **reduce red tape** and **remove**

barriers that are slowing down housing construction and other priority projects **while continuing to conserve and commemorate key heritage properties** that matter most to local communities.

- The primary impact on Markham's heritage planning program involves proposed amendments to the *Planning Act* and the *Ontario Heritage Act*.

Status/ Staff Comment

- A summary chart is provided which identifies the major proposed amendments and their implications that would affect the heritage planning program in Markham.
- The two changes with the most impact on our current program are:
 - The proposed restriction on a municipality's ability to apply site plan control for developments of up to 10 residential units anywhere in the municipality – this will fundamentally affect how we address low-rise residential development review in all of our heritage conservation districts and will require us to develop a new review process structure - likely using some form of enhanced Heritage Permit (ie. Heritage Permit – New Residential; Heritage Permit- Residential Addition, etc).
 - The proposed modifications to the Heritage Register are especially impactful on listed properties. If not designated within two years, these properties will be automatically removed from the Register and cannot be added back for five years.
- The Architectural Conservancy of Ontario has responded to the More Homes Built Faster Act noting that many of the changes to the *Ontario Heritage Act* are misguided as heritage resources are not an impediment to the provision of new housing:
 - According to figures discussed at the National Trust for Canada Conference in Toronto last weekend, **heritage protected buildings amount to approximately 4 percent of Canada's existing building stock. "Making it harder for communities to preserve places is misguided, cannot solve the housing crisis but will certainly lead to loss of heritage valued by the diverse peoples of the province,"** says Diane Chin, ACO President. **"As one example of poorly thought out proposals, requiring two criteria for designation, instead of one, will make it practically impossible to protect the often-humble buildings that tell the stories** of BIPOC and other marginalized communities."
- A very short 30 day feedback period on the proposed changes has been provided by the government ending November 24, 2022. Staff anticipate a special council meeting will be convened to review the extensive changes being proposed to multiple pieces of legislation that will affect our municipality.
- Heritage Markham members and other heritage advocates are encouraged to provide your own feedback to the government within the commenting period either through electronic submission or by mail.

<https://ero.ontario.ca/notice/019-6196>

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Suggested Recommendation for Heritage Markham

THAT Heritage Markham Committee receive the information on the Bill 23 - More Homes Built Faster Act, 2022 and the anticipated impact on Markham's Heritage Planning Program;

AND THAT Heritage Markham supports the comments and recommendations in the summary chart (Attachment A) and recommends to Council that these be forwarded to the Government of Ontario.

File:

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